

TO LET

INDUSTRIAL UNIT WITH AN EXTENSIVE FENCED AND SECURE YARD TOTALLING APPROX. 0.3 OF AN ACRE

Approx. 135.7 sq.m (1,460 sq.ft) on Ground Floor plus Part Mezzanine Floor of 21.7 sq.m (234 sq.ft) so totalling 157.4 sq.m (1,694 sq.ft) plus 0.3 Acre Yard.

**SANDPIPER WORKS, UNIT 40 DAWLISH BUSINESS PARK,
SHUTTERTON, EXETER ROAD, DAWLISH, EX7 0NH**



An unusual opportunity to acquire a new lease of this Industrial / Warehouse unit set within a large fenced and hardcored Yard of approximately 0.3 of an Acre. The Unit benefits from 2 large roller shutter doors and would be suitable for a Plant Hire / Scaffolder / Builders Yard or a Transport company where the yard would offer storage for vehicles, machinery or items of plant etc, subject to the usual consents.

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SITUATION AND DESCRIPTION

Dawlish is a popular resort situated on the South Devon coast midway between the River Exe and River Teign estuaries. Dawlish is located approximately 10 miles south of Exeter, 9 miles west of Newton Abbot and 2 miles North of Teignmouth. Road access to Dawlish is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at junction 30 approximately 10 miles away. The Dawlish Business Park is located off the A379 on the Exeter side, with the town centre approximately 1 mile from the property offering a good range of local facilities.

The Unit is located at Shutterton, off Exeter Road on the Exeter side of Dawlish close to the Sainsburys Supermarket, and offers a range of units and users from manufacturing, Storage and Trade Counter users. The property is arranged as a substantial hardcored and fenced Yard area, with to the rear a Workshop with 2 large roller shutter doors offering excellent vehicular access. The unit has a part mezzanine floor offering additional storage or potential for an office etc. The site is therefore suitable for a wide variety of users including storage and distribution, Plant Hire or a Transport Company benefitting from the spacious yard area to the front.

ACCOMMODATION

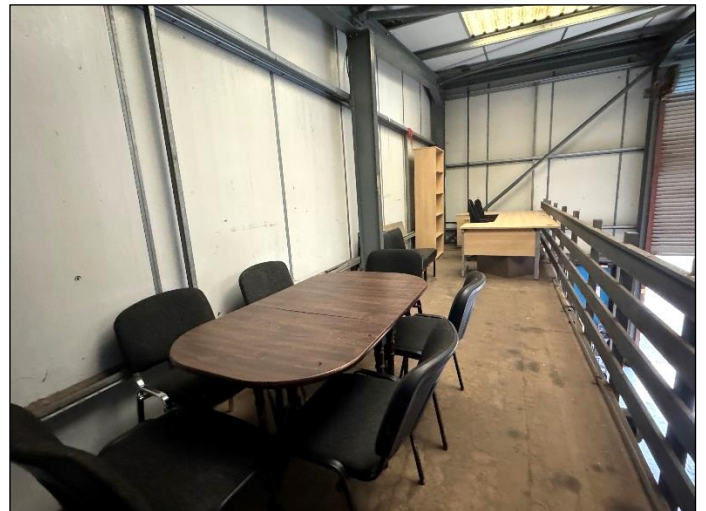
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Workshop **14.99m x 9.05m (49'2" x 29'8") max**
Accessed via either a pedestrian door or 2 large full height roller shutter doors providing excellent commercial vehicular access. Concrete floor. Translucent roof lights offering natural light. Overhead lighting. Power as fitted.

Toilet

Arranged as a separate WC cubicle with low level WC suite. Pedestal wash hand basin.

Mezzanine Floor **9.63m x 2.26m (31'7" x 7'5") max**
Useful storage area with potential to create office space if required, subject to all necessary consents.



Constructed within the workshop is a kitchenette area with a stainless steel sink unit with single drainer. Space for fridge.

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EXTERNALLY

A particular feature of this property is the generous Yard area located at the front of the premises which is fenced and secure with double gates off the access road. The yard is hardcored and offers an unusual opportunity for a unit to enjoy extensive external storage which is ideally suited for plant hire, scaffolding, a builders yard or for vehicle or material storage. The Yard totals approximately 0.3 of an acre.

RENT AND TENURE

A rent of £26,500 per annum is sought for a new 6 year FRI lease, contracted outside of the Landlord and Tenant Act, with an upwards only rent review and tenant only break clause at the end of the 3rd year providing 6 months prior written notice.

VAT

We understand that VAT is payable on the rent

RATES

Rateable Value: -

Industrial Unit £10,500 (2023 valuation)

Yard area £17,750 (2023 valuation)

For further details on the Rates payable, please contact Teignbridge District Council Business Rates Department on (01626 361101)

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been requested, the rating is shown below, a full version can be downloaded from the web site. The rating is:

SERVICES

Mains water, drainage and electricity (including 3 phase) is available to the unit.

LEGAL COSTS

A contribution of £395 plus V.A.T. is required towards the landlord's legal and administration costs in setting up the lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0794)

Awaiting EPC



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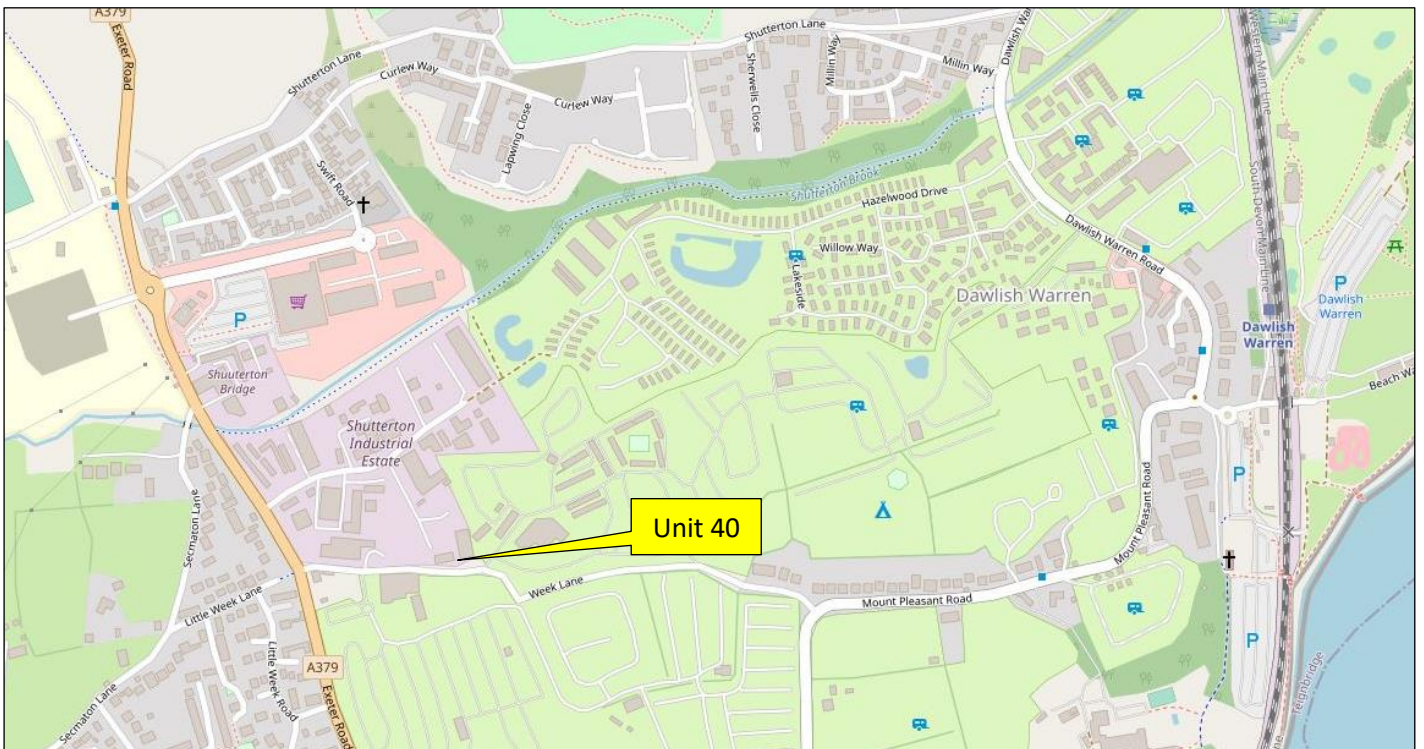
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.